

COURT OF COMMON PLEAS  
HAMILTON COUNTY, OHIO

CITY OF CINCINNATI,

Plaintiff,

v.

JOHN KLOSTERMAN, et al.,

Defendants.

Casc No. A1905588  
(Judge Wende C. Cross)  
(Magistrate Anita P. Berding)

REPORT OF SALE BY RECEIVER

Comes now Konza, LLC as the Receiver appointed for the real properties subject to this judicial lien foreclosure action and herewith files and serves notice of the sale of those properties on May 1, 2023 to the Hamilton County Land Reutilization Corporation pursuant to the Order entered October 19, 2022. A copy of the ATLA Combined Settlement Statement on that sale is attached marked Exhibit A.

Respectfully submitted,

/s/ Richard Boydston  
Richard Boydston (0022360)  
Counsel for Konza, LLC, Receiver  
Dentons Bingham Greenebaum LLP  
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513.762.7963 (fax)  
[richard.boydston@dentons.com](mailto:richard.boydston@dentons.com)

**EXHIBIT**

**25**

CERTIFICATE OF SERVICE

I certify that copies of the foregoing and attachment were served on each of the following by email on May 22, 2023.

Kelley L. Allesee, Esq.  
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Assistant Prosecuting Attorney  
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Department of Job & Family Services  
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/s/ Richard Boydston

# EXHIBIT A

Prominent Title Agency, LLC  
 7365 East Kemper Road  
 Suite B  
 Cincinnati, OH 45249  
 (513) 779-7714

## ALTA Combined Settlement Statement

File #:	2022-46757-C	Property Buyer	See Addendum	Settlement Date	05/01/2023
Prepared:	05/02/2023		Hamilton County Land Reutilization Corporation	Disbursement Date	05/01/2023
Escrow Officer:	Brian Pyles		3 East Fourth Street		
			Ste. 300		
			Cincinnati, OH 45202		
		Seller	Konza LLC, Receiver		
			1835 Dexter Avenue		
			Cincinnati, OH 45206		
		Lender			

Seller		Buyer	
Debit	Credit	Debit	Credit
	<b>Primary Charges &amp; Credits</b>		
	\$1,474,017.00	Sales Price of Property	\$1,474,017.00
		Deposit	\$10,000.00
\$499,717.76		Receiver Fees to Konza LLC	
\$674,017.00		City of Cincinnati Judgment Lien Credit	
\$84,478.04		Escrow Held by Prominent Title pursuant to court order	
		City of Cincinnati Judgment Lien Credit	\$674,017.00
	<b>Payoffs/Payments</b>		
\$67,839.50		Payoff to Warsaw Federal S&L	
		Principal : \$67,839.50	
		Additional Interest : \$0.00	
	<b>Government Recording and Transfer Charges</b>		
\$33.00		City/County tax/stamps Deed \$33.00 Mortgage \$ to Hamilton County Auditor	
	<b>Commissions</b>		
		--\$147,401.70 to Keller Williams Advisors Realty	
\$147,401.70		Commission paid at settlement	
	<b>Title Charges</b>		
		Owner's title insurance to Westcor Land Title Insurance Company	\$4,868.75
\$350.00		Title-Closing Fee to Prominent Title Agency, LLC	\$350.00
		Title Exam Fee and Updates to Prominent Title Agency, LLC	\$12,500.00
		Binder to Prominent Title Agency, LLC	\$50.00
		Owner's OTIRB OH-112.1 Endorsement to Westcor Land Title Insurance Company	\$1,947.50
	<b>Miscellaneous Charges</b>		
\$180.00		Overnight/Wire Services to Prominent Title Agency, LLC	
Seller		Buyer	
Debit	Credit	Debit	Credit
\$1,474,017.00	\$1,474,017.00	Subtotals	\$1,493,733.25
		Due from Buyer	\$809,716.25
	\$0.00	Due from Seller	
\$1,474,017.00	\$1,474,017.00	Totals	\$1,493,733.25
			\$1,493,733.25

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**See signature addendum**

DocuSign Envelope ID: 3CE0DB60-2A06-4891-9194-972F8F43896D

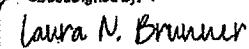
## Signature Addendum

### Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.  
We/I authorize Prominent Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

Hamilton County Land Reutilization Corporation

By: Port of Greater Cincinnati Development Authority  
Its: Management Company

Laura N. Brunner

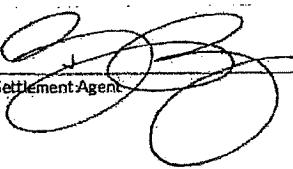
By: AA4ACA4D70B0AB2  
Laura N. Brunner, President/CEO

Konza LLC, an Ohio Limited Liability Company, Receiver

By: \_\_\_\_\_ Date  
Richard Boydston, Manager

5/1/2023

Date

  
Settlement Agent

5-1-23

Date

## Signature Addendum

### Acknowledgement

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Hamilton County Land Reutilization Corporation Inc, an Ohio Corporation

Konza LLC, an Ohio Limited Liability Company, Receiver

By:

Date

By: Richard Boydston, Manager

5/1/23  
Date

Settlement Agent

5-1-23  
Date